

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: R. Saporiti/Riverland Village

Case #: 67-R-03

Date: July 22, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner has proposed access from City right of way found to be inadequate in terms of improved right-of-way definition in Section 47-20.5.B.2, Section 47-35 (Definitions), and Section 47-25.2 (Adequacy). Specifically the City shall require the addition of drainage facilities in the right-of-way to adequately drain the right of way frontage and support any discharges from site in excess of water quality volumes.
3. The engineer shall evaluate available space in the public right-of-way for drainage facilities (minimum 15-inch perforated piping, Type C catch basins and exfiltration trench per Engineering Department Specifications and Details). If adequate space is not available a drainage easement of ten (10) to fifteen (15) feet width shall be provided on site to install the system. This system shall be installed via a separate bonded engineering permit.
4. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
5. The City's Waterworks 2011 Program shall sewer this area in the next year to two years (scheduled for 2004). As a result we advise the owner to contract

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with the engineer of record to design for sanitary sewer service to the proposed units now so it is in place when City's system is available for connection.

6. The engineer shall incorporate plans/design for maintaining operation of the storm drainage system existing on S.W. 29 Avenue with the proposed access to this site. The plans represent that the new access will be in the same vicinity as this system.
7. Please provide additional cross section for the typical location through the unpaved swale (right of way) areas to indicate the contractor is to re-grade the roadway shoulder area per engineering department standard detail P2.1.
8. Provide a water and sewer plan for additional review by the engineering reviewer before requesting final DRC authorization.
9. Additional radii may be necessary for turnaround areas for emergency vehicles as indicated on the plans. Please confirm the design vehicle size(s) and add vehicle turning template lines to demonstrate that adequate paved area is available to accommodate the vehicles.
10. Special attention shall be applied to protect the fire hydrant for the turning movements required by the larger vehicles addressed in comment number 7.
11. Indicate how solid waste will be stored for pick up, and whether service will be by City or private haulers.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: R. Saporiti/Riverland Village

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Date: July 22, 2003

Comments:

1. The requirements of 3-5 of the FFPC appear to apply.
2. Show fire lane location and fire main to hydrant depicted on SP-1. Be sure to provide a 50 turning radius for the fire truck. A "T" turnaround can be considered.
3. Flow test required on City hydrant closest to the new fire main connection. Indicate on civil plan how far the test hydrant is from the new fire main.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: R. Saporiti/Riverland Village

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: R. Saporiti/Riverland Village

Case #: 67-R-03

Date: July 22, 2003

Comments:

1. Make sure all existing trees and palms are indicated. All Tree Preservation Ordinance requirements apply. Any trees or palms, which would be considered good candidates for relocation, should be relocated.
2. Indicate any utilities that would affect proposed planting, such as overhead power lines, on the Landscape Plan. If there are none, say so.
3. Are pavers being used for the vehicular use area? If not, certain trees would have less than the required minimum pervious area.

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Division: Planning

Member: Jenni Clark
954-828-4990

Project Name: R. Saporiti/Riverland Village

Case #: 67-R-03

Date: July 22, 2003

Request: Site Plan Approval for “Riverland Village” 1920-1934 SW 29 Avenue
6 Townhomes/Broward County zoning RD-10

Comments:

1. Must comply with the County’s land development regulations for RD-10:
Attached One-Family Dwelling Districts.
2. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	R. Saporiti/Riverland Village	Case #:	67-R-03
Date:	July 22, 2003		

Comments:

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will all garages have secondary locking devices?
4. Will front entry doors have 180 degree viewing devices? (peep hole)
5. All entry doors and locking devices will have sufficient security rating.
6. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
7. Will an intercom system be installed at the front entry door for communication and security?
8. Building plans indicate the presence of a window located to the right of the front entry doors on building #1, and on the left of building #2. The elevation does not. Which is correct?
9. Installed landscaping will permit full view from any door or window.
10. Is this a walled community?
11. How will access be controlled? Gate? Card Access system?
12. Will there be an intercom system at entrance?
- 13. Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: R. Saporiti/Riverland Village

Case #: 67-R-03

Date: July 22, 2003

Comments:

1. Provide a data table indicating the minimum lot area required and provided for each dwelling unit pursuant to section 39-281 Broward County Zoning Code.
2. The maximum plot coverage of 40% is permitted in the RD-10 zoning district pursuant to section 39-282 Broward County Zoning Code. Provide calculations.
3. Provide a data table with required and provided setbacks.
4. Provide table indicating the maximum height permitted in the RD-10 and the height provided pursuant to section 39-284 Broward County Zoning Code.